

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Salem Consortium**

State: **OR**

PJ's Total HOME Allocation Received: **\$13,502,897**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	92.84 %	95.24 %	6	94.94 %	33	32	
% of Funds Disbursed	84.05 %	89.05 %	4	84.35 %	37	36	
Leveraging Ratio for Rental Activities	4.18	5.12	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.69 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.04 %	80.36 %	1	68.05 %	92	95	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.26 %	88.74 %	5	79.65 %	52	59	
% of 0-30% AMI Renters to All Renters***	55.45 %	52.37 %	2	44.76 %	65	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.36 %	98.12 %	6	94.31 %	26	26	
Overall Ranking:			In State:	2 / 6	Nationally:	92	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,755	\$42,543		\$25,245	211 Units	13.00 %	
Homebuyer Unit	\$12,176	\$13,197		\$14,395	232 Units	14.30 %	
Homeowner-Rehab Unit	\$23,115	\$19,034		\$20,186	108 Units	6.60 %	
TBRA Unit	\$1,268	\$1,417		\$3,142	1,075 Units	66.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$105,048	\$58,508	\$26,426
State:*	\$102,075	\$111,267	\$19,426
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	74.6	76.3	93.5	74.4
Black/African American:	1.0	0.4	0.0	4.2
Asian:	0.0	0.9	0.9	0.3
American Indian/Alaska Native:	1.0	0.9	0.0	1.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.2
Asian/Pacific Islander:	2.5	1.7	0.0	2.0

ETHNICITY:

Hispanic	20.8	19.4	5.6	17.1
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HOUSEHOLD SIZE:

1 Person:	46.7	19.8	41.7	29.4
2 Persons:	14.2	20.7	23.1	26.8
3 Persons:	14.2	21.6	15.7	20.1
4 Persons:	7.1	17.2	8.3	13.4
5 Persons:	11.2	11.6	8.3	5.9
6 Persons:	5.1	5.6	2.8	2.9
7 Persons:	1.5	3.0	0.0	1.4
8 or more Persons:	0.0	0.4	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.3	19.8	31.5	30.9
Elderly:	9.1	4.3	27.8	3.0
Related/Single Parent:	16.8	29.7	7.4	47.4
Related/Two Parent:	15.7	37.1	25.0	14.4
Other:	8.1	9.1	8.3	4.3

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.3	0.0 [#]
HOME TBRA:	4.1	
Other:	9.6	
No Assistance:	67.0	

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 92
(Percentile)
State Rank: 2 / 6 PJs Overall Rank: 92
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	96.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	93.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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